

067.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

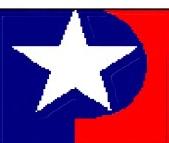
775,500 / 775,500

USE VALUE:

775,500 / 775,500

ASSESSED:

775,500 / 775,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY CHRISTINE C
Owner 2:	
Owner 3:	

Street 1: 98 RICHFIELD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: CARNEY WILLIAMSON CHRISTINE -

Street 1: 98 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Clapboard Exterior and 2073 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7320		Sq. Ft.	Site		0	70.	0.87	12									447,720						447,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							43009
							GIS Ref
							GIS Ref
							Insp Date
							11/17/18

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,300	500	7,320.	447,700	775,500	775,500	Year End Roll	12/18/2019
2019	101	FV	266,500	0	7,320.	415,700	682,200	682,200	Year End Roll	1/3/2019
2018	101	FV	266,500	0	7,320.	415,700	682,200	682,200	Year End Roll	12/20/2017
2017	101	FV	266,500	0	7,320.	364,600	631,100	631,100	Year End Roll	1/3/2017
2016	101	FV	266,500	0	7,320.	332,600	599,100	599,100	Year End	1/4/2016
2015	101	FV	250,900	0	7,320.	294,200	545,100	545,100	Year End Roll	12/11/2014
2014	101	FV	250,900	0	7,320.	278,200	529,100	529,100	Year End Roll	12/16/2013
2013	101	FV	250,900	0	7,320.	264,800	515,700	515,700		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A	31055-407		12/30/1999	Family		1	No		
FULLERTON GEORG	19196-98		7/15/1988		167,000	No	No	4	
	19196-98		7/1/1988		167,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2015	256	Manual	2,000					Repair damaged wal
7/31/2000	617	Addition	15,000	O				10X20 FAMILY ROOM
7/1/1996	291		4,000					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Meas/Inspect	372	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
4/10/2000	Inspected	263	PATRIOT
12/6/1999	Mailer Sent		
12/6/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.16804

Total SF/SM: 7320

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 447,720

Spl Credit

Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 5 - Cape	2	Rating: Good	OF=SINK IN MASTER BATH.															
Sty Ht: 1T - 1 & 3/4 Sty	1	Total: 1	A Bath: 1	Rating: Average														
(Liv) Units: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone			A 3QBth:	Rating:														
Frame: 1 - Wood			1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard			A HBth:	Rating:														
Sec Wall: %			OthrFix: 1	Rating: Good														
Roof Struct: 1 - Gable			OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good														
Color: GREEN			A Kits:	Rating:														
View / Desir:			Fpl: 2	Rating: Average														
			WSFlue:	Rating:														
GENERAL INFORMATION									CONDOS INFORMATION									
Grade: C+ - Average (+)																		
Year Blt: 1941		Eff Yr Blt:																
Alt LUC:		Alt %:																
Jurisdict: G4		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION									DEPRECIATION									
Avg Ht/FL: STD									Phys Cond: AG - Avg-Good	26.4%								
Prim Int Wall: 2 - Plaster									Functional:	%								
Sec Int Wall: %									Economic:	%								
Partition: T - Typical									Special:	%								
Prim Floors: 3 - Hardwood									Override:	%								
Sec Floors: %									Total:	26.4%								
Bsmnt Flr: 12 - Concrete									CALC SUMMARY									
Subfloor:									Basic \$ / SQ:	105.00								
Bsmnt Gar: 1									Size Adj.:	1.23724830								
Electric: 3 - Typical									Const Adj.:	0.98990101								
Insulation: 2 - Typical									Adj \$ / SQ:	128.599								
Int vs Ext: S									Other Features:	123200								
Heat Fuel: 1 - Oil									Grade Factor:	1.10								
Heat Type: 5 - Steam									NBHD Inf:	1.00000000								
# Heat Sys: 1	% AC:									NBHD Mod:								
% Heated: 100										LUC Factor:	1.00							
Solar HW: NO	Central Vac: NO									Adj Total:	444689	Juris. Factor:	1.00	Before Depr:	141.46			
% Com Wall	% Sprinkled:									Depreciation:	117398	Special Features:	0	Val/Su Net:	111.78			
									Depreciated Total:	327291	Final Total:	327300	Val/Su SzAd:	183.05				
MOBILE HOME									Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									PARCEL ID 067.0-0004-0012.0						IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500		500	